This instrument prepared by:2987934334
Same

Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	082-03-0-235.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Firstar Bank, N.A.,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Michael W. O'Neill** unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the north 10 feet of Lot No. 49 and the south 40 feet of Lot No. 50 on the map of Benedict Land Company's Subdivision of the Lindsley Tract as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee. Said part of Lot Nos. 49 and 50 front 50 feet on the westerly side of Meridian Street and run back between parallel lines 173½ feet to an alley.

Being the same property conveyed to Firstar Bank, N.A. by deed from Dyke Tatum, Substitute Trustee, of record in Book Instrument No. 200101050001774, Registeis Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2000 property taxes are being paid at closing.
2. All matters appearing on the Plan of record in Book 332, page 40, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and state.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

The warranties passing to Grantees hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is known as: 1006 Meridian Street, Nashville, TN 37204.

WITNESS MY HAND this 13th day of April, 2001, in Owensboro, Kentucky.

10914.2001/ml
o'neill 1006 meridian.wd

Davidson County DEEDWARR
Recvd: 04/20/01 08:46 2pgs
Fees:11.00 Taxes:140.60

20010420-0039100

FIRSTAR BANK, N.A.

BY: Shirley Quist
SHIRLEY QUIST/VP

TITLE: _____

State of Kentucky
County of DAVIESS

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared SHIRLEY QUIST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VP of Firstar Bank, N.A., the within named bargainor, and that he as such VP, executed the foregoing instrument for the purpose therein contained, by signing the name of the bank by himself as _____.

Witness my hand, at office in Owensboro, Kentucky, this 13th day of April, 2001.

Christie Miller
NOTARY PUBLIC

CHRISTIE MILLER
Notary Public, State at Large, Kentucky
My Commission Expires Sept. 21, 2004

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $38,000.00.

Michelle Foare
AFFIANT

Sworn to and subscribed to me, the undersigned, this 16th day of April, 2001, in Nashville, Tennessee.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 2/27/05

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o'neill 1006 meridian.wd